

Salisbury Planning Board Meeting Minutes

Date: Wednesday, September 27th, 2017

Place: Colchester Auditorium, Salisbury Town Hall, 5 Beach Road

Time: 7:00 p.m.

PB Members Present: Chair Helen “Trudi” Holder(**TH**), Don Egan (**DE**), John “Marty” Doggett (**JMD**), and Gil Medeiros (**GM**).

PB Members Absent: Louis Masiello (**LM**), Vice Chair Gina Park (**GP**).

Also Present: Assistant Planner Bart McDonough (**BMD**), Planning Board Secretary Adriane Marchand (**AM**).

Chair Trudi Holder called the meeting to order at 7:00p.m. in the Colchester Auditorium, Salisbury Town Hall. Announced, per opening meeting law, that the meeting was being recorded.

1. New Business

a. Signing of Plans & Permits

2. Public Hearing 7:00 pm

a. Sterling Ventures Inc., 123 Bridge Road

TH recused from the Board. **GM** cannot vote under the Subdivision Control Bylaw.

No quorum resulting in automatic continuance to October 11, 2017 at 7:00p.m.

b. Public Hearing to amend the Zoning By-law of the Town of Salisbury:

To see if the Town will vote to amend the zoning bylaws in accordance with the changes attached hereto with regard to Ch. 300 Article XVIII, Site Plan Review.

TH informed the Board that Town Counsel is currently reviewing the changes.

DE stated he feels the proposed changes are relatively minor and address the need. Suggested adding to § 300 - 114 Onsite Construction Changes the requirement that the Planning Board also receive a copy of the request of the proposed changes so the Board can be informed.

DE motioned to add the language “a copy of said request shall be provided to the Planning Board” § 300 - 114 Onsite Construction Changes.

JMD seconded.

Vote: 4-0, unanimous. Motion Carried.

GM motioned to continue the Public Hearing to amend the Zoning By-law of the Town of Salisbury: To see if the Town will vote to amend the zoning bylaws in accordance with the changes attached hereto with regard to Ch. 300 Article XVIII, Site Plan Review to October 11, 2017 at 7:00p.m.

DE seconded.

Vote: 4-0, unanimous. Motion Carried.

- a. **Public Hearing to amend the Zoning By-law of the Town of Salisbury:
To see if the Town will vote to amend the zoning bylaws in accordance with the changes attached hereto with regard to Ch. 300 Article XIX, Wireless Communication Facilities.**

TH informed the Board the Building Inspector, Planning Director, and Town Manger had submitted the changes to Town Counsel for review and are waiting for the response.

DE asked for clarification of zoning districts being added.

BMD responded the changes are in the Commercial 4 and Lafayette/Main zoning districts: A, B, C, D and commercial will be incorporated.

BMD added there is information provided in their packets for the possible amendment for small cells that can be added if the Board recommends.

Lisa Pearson (**LP**), Planning Director, was present. Informed the Board any changes they would like to see needed to be submitted by Friday (9/30/17).

TH suggested clarifying §300 -123 B3 the smoke stack height is the maximum height as it seems vague. **DE** offered the opinion that the height number shouldn't be added because it would vary depending on the smoke height of each building.

TH suggested including smoke stacks into point number one (B1), and removing point three (B3) entirely.

JMD motioned to continue Public Hearing to amend the Zoning By-law of the Town of Salisbury: To see if the Town will vote to amend the zoning bylaws in accordance with the changes attached hereto with regard to Ch. 300 Article XIX, Wireless Communication Facilities to October 11, 2017 at 7:00 p.m.

GM seconded.

Vote: 4-0, unanimous. Motion Carried.

3. Old Business

4. Other Business

5. Correspondence

6. Executive Session

- a. **To discuss ongoing litigation regarding 107 Folly Mill Road Approval Not
Required Under the Subdivision Control Law Decision**

TH asked for a roll call vote to enter executive session and to adjourn the Planning Board Meeting from executive session.

DE suggested continuing to allow the other Planning Board members to be present. **LP** recommended continuing from executive session if that is their preference.
Roll Call Vote to enter executive session at 7:26p.m.
GM voted yes, JMD voted yes, TH voted yes, DE voted yes.

7. Adjournment

*Documents provided at the meeting are on file in the Planning Office.

Minutes Approved By:_____ **Date:**_____